118.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,300 / 667,300
					USE VALUE:	667,300 / 667,300
					ASSESSED:	667,300 / 667,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
303		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAMPSON RICHARD
Owner 2:	SAMPSON ELIZABETH A
Owner 3:	
Street 1:	303 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7635.000	213,000		454,300	667,300
Total Card	0.175	213,000		454,300	667,300
Total Parcel	0.175	213,000		454,300	667,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.20 | /Parcel: 397.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76599

GIS Ref

GIS Ref

Insp Date 08/31/18

!9215!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,000	0	7,635.	454,300	667,300		Year end	12/23/2021
2021	101	FV	205,100	0	7,635.	454,300	659,400		Year End Roll	12/10/2020
2020	101	FV	205,100	0	7,635.	454,300	659,400	659,400	Year End Roll	12/18/2019
2019	101	FV	180,600	0	7,635.	460,800	641,400	641,400	Year End Roll	1/3/2019
2018	101	FV	180,600	0	7,635.	344,000	524,600	524,600	Year End Roll	12/20/2017
2017	101	FV	180,600	0	7,635.	311,500	492,100	492,100	Year End Roll	1/3/2017
2016	101	FV	180,600	0	7,635.	298,600	479,200	479,200	Year End	1/4/2016
2015	101	FV	179,600	0	7,635.	253,100	432,700	432,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:40:28

LAST REV

Date	Time
09/11/18	15:36:58
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9215

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRY MARCIA K/	26224-125		4/12/1996		193,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2008	315	Re-Roof	6,000	C		G9	GR FY09	
11/23/1994	625	Manual	1,000	C				WOOD STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	BS	Barbara S
12/4/2008	Meas/Inspect	345	PATRIOT
1/17/2000	Meas/Inspect	277	PATRIOT
9/30/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7635		Sq. Ft.	Site		0	70.	0.85	5									454,336						454,300	

Total AC/HA:	0.17528	Total SF/SM:	7635	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	454,336	Spl Credit		Total:	454,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99373847
Adj $ / SQ:	134.155
Other Features:	74590
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289401
Depreciation:	76402
Depreciated Total:	212999

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

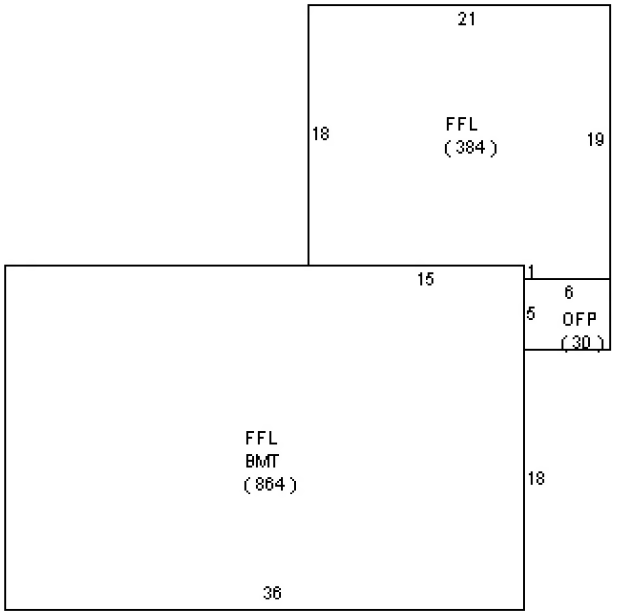
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.15
Special Features:	0	Val/Su Net:	99.44
Final Total:	213000	Val/Su SzAd	170.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	134.150	167,425
BMT	Basement	864	53.330	46,074
OFP	Open Porch	30	43.720	1,312

Net Sketched Area:	2,142		Total:		214,811
Size Ad	1248	Gross Area	2142	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2015	0.00	T	3.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc